

Neighborhood Planning

Neighborhood Resource Center Workshop

City of San Antonio Planning Department

Nina Nixon-Mendez, AICP

Planning Manager

Phone: (210) 207-7873

Website: www.sanantonio.gov/planning

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Neighborhood Planning

- How do I apply for a Neighborhood Plan or a Goals & Strategies Report?
- How will this program benefit my neighborhood?
- How is a neighborhood plan implemented?



Today's Topics

- Community Building and Neighborhood Planning Program
- SWOTS exercise
- Implementation



City Master Plan Policies

- Adopted in 1997
- Serve as a 20-30 year policy guide
- Express San Antonio's goals for future city growth and development
- Provide the general framework for development decisions
- Elements – Growth Management, Economic Development, Natural Resources, Neighborhoods, Community Services, Urban Design, Transportation

CBNP Program

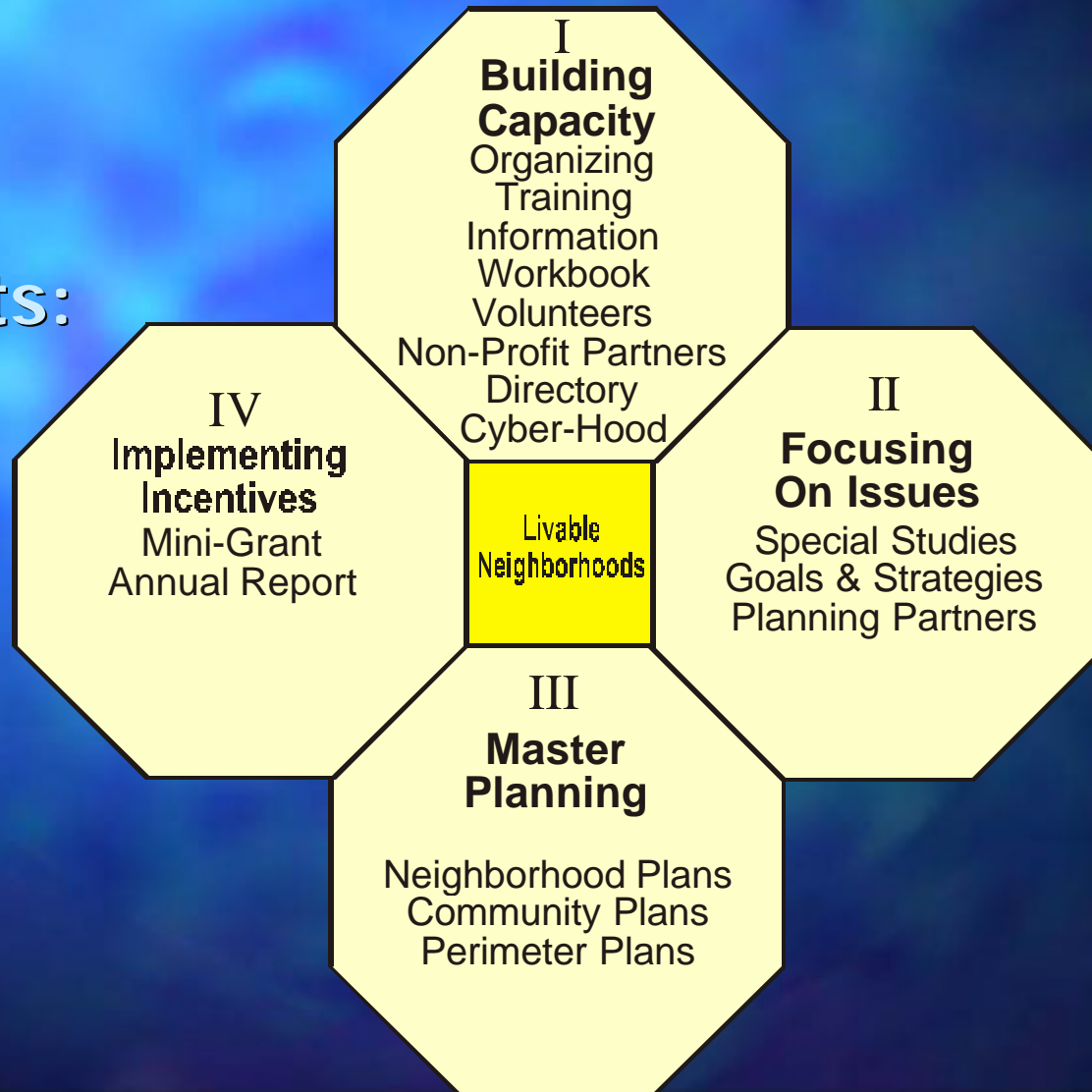
- CBNP Policy Document was adopted in 1998 to meet the goals of the Master Plan Policies:
- **Goal 2: Strengthen the use of the Neighborhood Planning Process & neighborhood plans**
 - **Policy 2a:** Provide additional technical assistance and incentives to encourage neighborhoods to plan

CBNP Program

- **Policy 2b:** Amend the Unified Development Code to address neighborhood issues
- **Policy 2c:** Promote alternative neighborhood and sector planning processes
- **Policy 2d:** Establish a standardized format for neighborhood plans
- **Policy 2e:** Encourage all City departments to review and follow neighborhood plans to the extent practical – review of capital improvement projects and zoning/subdivision plans to ensure the plans are being considered

Community Building and Neighborhood Planning Program

Four Main Service Components:



CBNP Program Outcomes

- Raise local awareness
- Increase confidence & ability of neighborhood groups
- Inspire a sense of citizenship and spirit of civic consciousness
- Learn to collaborate effectively in identifying the problems and needs of a community

Program Outcomes

- Achieve a workable consensus on goals and priorities
- Agree on ways and means to implement the agreed-upon goals
- Establish partnerships to tap into technical & other services to encourage initiative, self-help and mutual help

CBNP Service Component I: Building Capacity

- Neighborhood Association and Community Organization Registration
 - 367 Neighborhood Associations registered
 - 61 Community Organizations registered
 - NAs within 200 feet receive notification of public hearings concerning rezonings, plan amendments, BOA cases, and demolitions before the HDRC
 - Neighborhood Listing on Web site

CBNP Service Component II: Focusing on the Issues

- Goals and Strategies Reports
 - University Park (District 7)
- Special Studies and Projects
 - St. Paul Gateway ULI Report (District 2)
 - Avenida Guadalupe ULI Report (District 5)

CBNP Service Component III: Master Planning

- Neighborhood Plans
 - Include the population necessary to support an elementary school (4,000-10,000 pop.)
- Community Plans
 - Include the population necessary to support a Middle School or High School (20,000-60,000 pop.)
- Perimeter Plans
 - Include developing areas outside of Loop 1604 & Loop 410 S and the ETJ

Selection of Planning Areas

- Competitive Process
- Call for Applications in October 2007
- Primary Selection Criteria Include:
 - Degree of stakeholder involvement
 - Appropriateness of proposed planning boundaries - Planning Director makes the final determination
 - Proven organizational capacity
 - Recent experience completing community or neighborhood projects
 - Proven experience having collaborated with other agencies, community based groups, etc.

Planning Team

- Planning Team must be representative of Community Stakeholders:
 - Residents
 - Commercial property owners and businesses
 - Institutions - schools, churches, agencies
 - Neighborhood Associations and other Community based Groups

Planning Approach

- Involves working with neighborhood and community areas citywide
- Requires listening and valuing the diverse ideas expressed by neighborhood stakeholders
- Implements policies through the creation of a series of goals and land use plans addressing specific areas of San Antonio

Planning Approach

- Community/Public Input
- City Master Plan Policies – promote mixed use, mixed income housing, different housing types, and compact development while preserving neighborhood character
- Best Planning Practices – current land use planning philosophy – nodal development
- Consider impacts/benefits to larger geographical areas of City to curtail sprawl
- Balance private property rights and the public good

Planning Process

The process is determined by the Memorandum of Understanding and Work Program established between the Planning Department and the Planning Team. Typically, it involves:



+



3 to 4 large public meetings to announce the process, identify issues, review the issues, review the draft plan, and review the final plan

1-3 workshops to create the actual goals, objectives and action steps of the plan

Planning Components

- Community and Neighborhood Plans address multiple topics from the built and physical environment to human and social issues. At a minimum, CBNP Plans are required to address:
 - Land Use
 - Community Facilities
 - Transportation/Infrastructure
- No financial commitment by City with Plan adoption

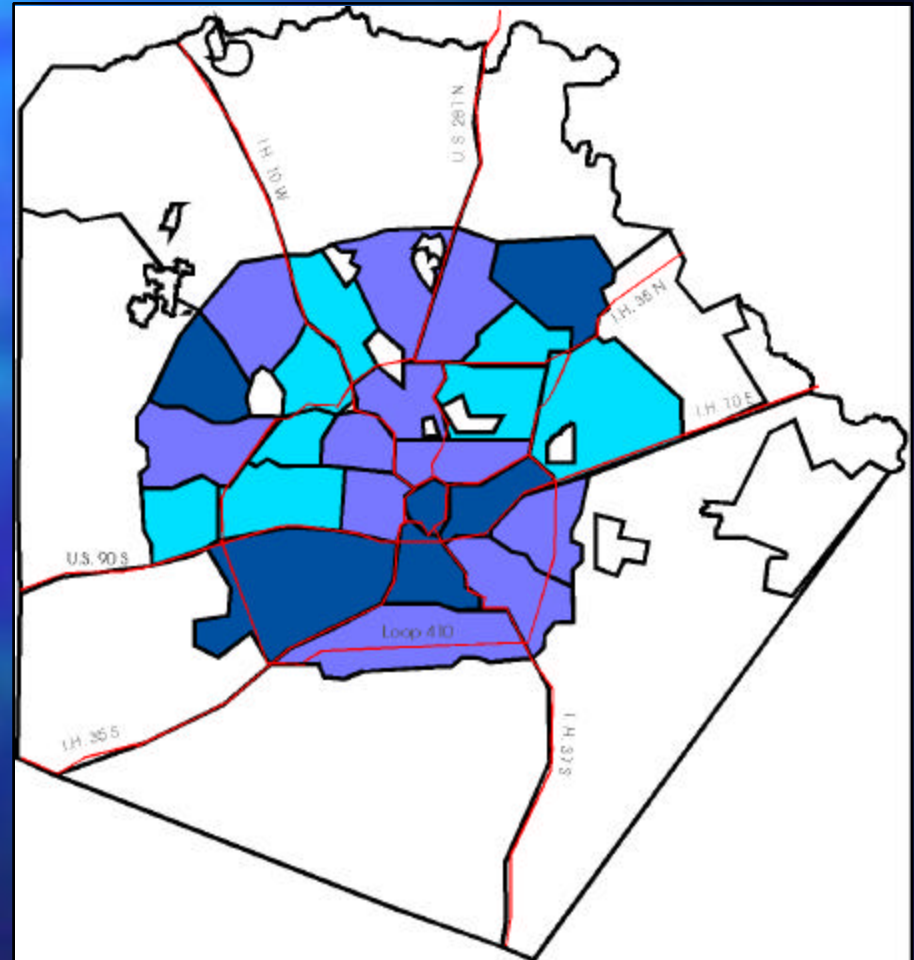
Plan Adoption

- After a Public Hearing, Planning Commission submits recommendation to City Council if the plan meets the following criteria:
 - Goals are consistent with adopted policies, plans and regulations
 - Was developed in an inclusive manner to provide opportunities for all interest groups to participate
 - Definitive statement of the neighborhood & appropriate for consultation as a guide by City Council, Commissions, and departments
- City Council adopts as a component of the City's Comprehensive Master Plan

Desired Outcomes

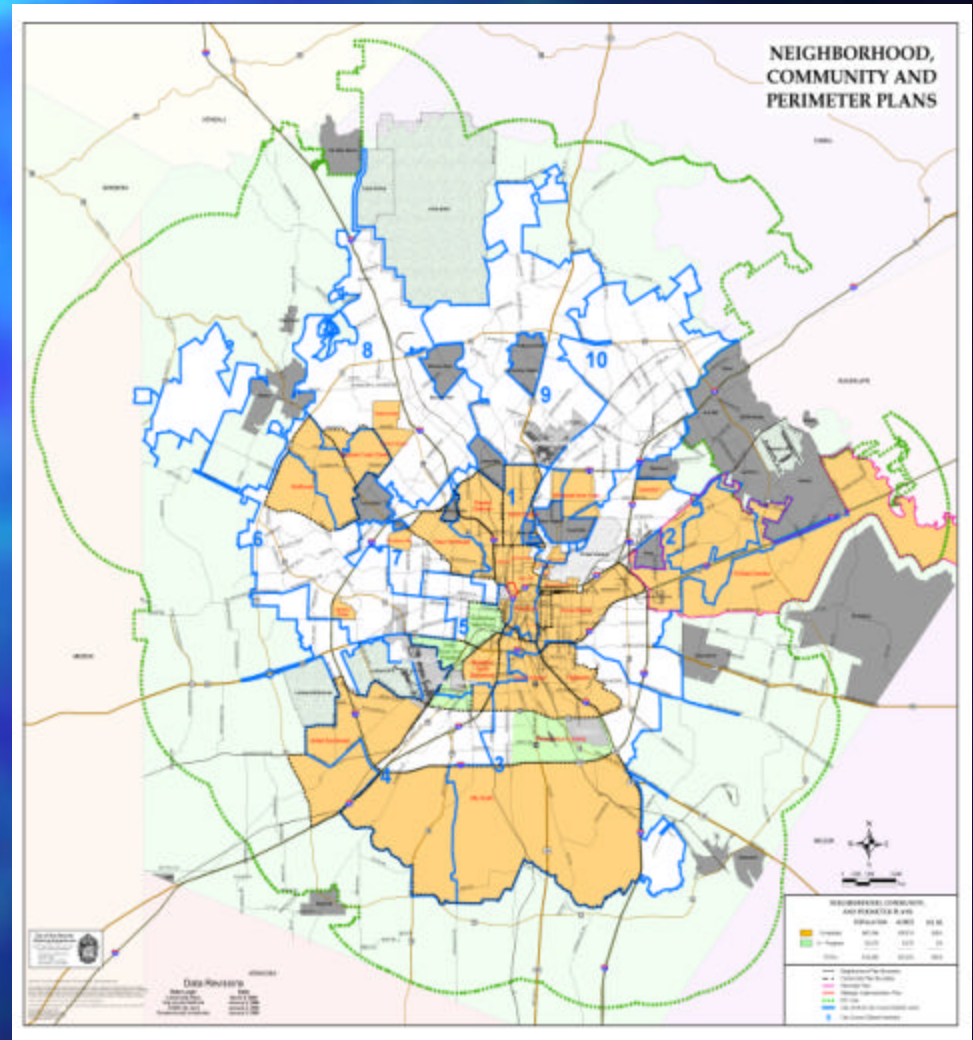
A Comprehensive Master Plan for San Antonio:

- A comprehensive set of goals and objectives that outline the future visions for San Antonio's neighborhoods and communities
- A series of land use plans that designate the types and locations of desired future land uses within San Antonio's neighborhoods and communities



Completed Plans

- 30 plans & plan updates completed
- 286 sq. miles covered
- 465,364 pop. covered



Planning Projects FY 06

- Kelly/South San PUEBLO community plan (Districts 4 & 5)
- Guadalupe WestTown Community Plan (District 5)
- River Road Neighborhood Plan Update (District 2)
- Oakland Estates Neighborhood Plan Update (District 8)
- IH10E Corridor Perimeter Plan Update (District 2)

Planning Projects FY 07

- Tobin Hill Neighborhood Plan (District 1)
- Los Jardines Goals/Strategies Report (District 6)
- Several Update Reviews
 - Mahncke Park
 - Northeast Inner Loop
 - Near Northwest
 - North Central
 - Highlands

SWOTs Exercise

- Strengths
 - Weaknesses
 - Opportunities
 - Threats
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- Drawing from the conditions of your neighborhood, each person should identify 1 strength/opportunity and 1 weakness/threat.

SWOTs Exercise – Plan Writing

- Work in groups of 4 persons for the next portion of the exercise.
- Based on the identified SWOTS, work on writing 1 Goal, 1 Objective and 1 Action Step to address correcting the weakness/threat or improving on the strength/opportunity.

SWOTs Exercise – Goal

- A goal is the vision or end result that you want to achieve (BIG Idea)
- **Example:** *Promote a safe, clean and livable environment for area residents and future generations, while preserving the traditional character of the neighborhood*

SWOTs Exercise – Objective

- An objective is a statement on how to work towards the goal (Medium sized ideas)
- **Example:** *Preserve and enhance the neighborhood character and pedestrian-friendly environment.*

SWOTs Exercise – Action Step

- An action step is how you will reach the objective. (Ladder of steps or specific ideas to accomplish an objective)
- Action steps are SMART:
Specific, Measurable, Achievable, Relevant,
and Timed

SWOTs Exercise – Action Steps

Examples:

- 1) Improve participation of residents*
- 2) Increase frequency of neighborhood clean-ups, graffiti abatement, and code violation reporting*

Timeline: Short (under 1 year)

Lead Partners: Neighborhood Association board

Proposed Partnerships: COSA Neighborhood Services, Keep SA Beautiful, Businesses, Churches

Proposed Funding: Minimal cost

Neighborhood Plan Projects Under Implementation



Neighborhood Plan Implementation – Incremental

- Planning horizon is 30 years
- Planning Team or Coordinating Committee steers the implementation process, thus must stay involved
- Plan is a guide for policy decisions
- Limited public resources/funds
- Private partnerships are encouraged (faith based initiatives)

Neighborhood Plan Implementation – Updates & Amendments

- City Charter, state statute (Ch. 213 of Local Government Code), & the Unified Development Code (35-240) provide for amendments to plans
- UDC requires that Plans be reviewed and updated, if necessary, every 5 years to reflect changing conditions
- Property owners must be given due process to petition for an amendment to the plan
- Amendments & Updates go to the Planning Commission and City Council for consideration

Neighborhood Plan Implementation - The Neighborhood

- Neighborhoods engage in Plan Implementation
 - Formation of a “Plan Coordinating Committee”
 - Serves as an advocacy group to dialogue with public officials regarding implementation steps
 - Plan committee often times selects a small project to implement to demonstrate success, then takes on multiple projects

Neighborhood Plan Implementation - Public Agencies

- Annual Improvement Project Report
- Capital Public Projects - funding and construction
- Comprehensive Rezoning, & Zoning Application Review by Neighborhood Division staff
- Involvement of City Departments and Public Agencies in the Interdepartmental Review Process that provides COSA input into the plan document

Neighborhood Plan Implementation - The Developer

- Participates in the Planning Process
- Consults Neighborhood Plan prior to rezoning
- Dialogues with Neighborhood Contacts using City's Registered Neighborhood List
- Considers the Plan Amendment Application Process if proposed zoning is inconsistent with the plan
- Meets with Planning Team to discuss project

Neighborhood Plan Implementation - Rezoning Initiatives

- Individual rezonings and comprehensive rezoning initiatives
 - protect residential areas
 - provide compatible land uses
 - prevents obnoxious and incompatible uses from intruding into the neighborhood
 - requires participation and advocacy at public hearings
 - provides certainty in development



Many Neighborhoods have benefited from comprehensive rezonings

Neighborhood Plan Implementation- Neighborhood Conservation Districts

- Zoning overlay classification used to address the appropriateness of new construction in existing residential neighborhoods and commercial districts.
 - Protect neighborhood integrity
 - Define unique character and features
 - Promote compatible infill development, with an objective review process



Alta Vista (District 1)

S. Presa/S. St. Marys (District 1)

Whispering Oaks (District 8)

Ingram Hills (District 7)

Beacon Hill Area (1)

Mahncke Park (9) (in progress)³⁷

Neighborhood Plan Implementation- Corridor Overlay Districts

- More restrictive signage control and development standards along commercial corridors to improve aesthetics



Hill Country Gateway – IH10 W

Northeast Gateway – IH 35 N

Highway 151 Gateway – SH
151

Loop 1604 (under study)

Summary

- Plans are GREAT
 - Galvanize neighborhood participation and public support for projects
 - Review of zoning cases ensures conformance with the land use plan, and in the case of a plan amendment, triggers a public hearing process
 - Establish neighborhood priorities & encourage the neighborhood to work on solutions
 - Assist the city and agencies in planning for capital improvements and operational programs
 - Technical partnerships are fostered

CONTACT INFORMATION

- Neighborhood & Urban Design Division
Phone: 207-7873
Fax: 207-7897
- Web Site
www.sanantonio.gov/planning/neighborhoods.asp
- Call for applications in October-November 2006

Emil Moncivais, FAICP, AIA, Planning Director
Nina Nixon-Mendez, AICP, Planning Manager